

TRANSFER  
TAX  
PAID

Doc # 2008027943  
Book 9883 Page 0033

DEED OF SALE by Personal Representative (Testate)

KNOW ALL MEN BY THESE PRESENTS that **Tobi L. Schneider** of Waterville, County of Kennebec and State of Maine, duly appointed and acting personal representatives of the Estate of **Sylvia S. Lancaster**, deceased (testate), whose Will was duly admitted to be probated in the Probate Court for the County of Kennebec, Maine, and having given notice to each person succeeding to an interest in the real property described below at least 10 days prior to the sale, by the power conferred by law, and every other power by the power conferred by law and every other power, for consideration paid GRANTS to **Suzanne M. Poulin** of Waterville, County of Kennebec and State of Maine,

32-61-3

THE UNIT known and designated as Unit #8 in RIDGEWOOD COMMONS CONDOMINIUM, located in ~~Waterville~~ County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on September 9, 1986 in the Kennebec County Registry of Deeds in Plan File #D-86179. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, as amended, which Declaration is dated March 4, 1986 and is recorded in said Registry of Deeds in Book 2919, at Page 320, as amended by Amendments dated June 30, 1986 and September 4, 1986 and recorded in the Kennebec Registry in Book 2996, Page 275, and Book 3018, Page 195, respectively, which is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files D-86180, D-86181, and D-86182.

ANY AND ALL rights, easements, privileges and appurtenances belonging to the Unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

BEING the same premises conveyed to Warren E. Lancaster and Sylvia S. Lancaster, as joint tenants, from FSD Associates, Inc. by Warranty Deed dated September 12, 1986 and recorded on September 19, 1986 in Kennebec County Registry of Deeds, Book 3025, Page 274. Warren E. Lancaster died on April 14, 1997. Sylvia S. Lancaster died on May 4, 2008 and her estate is probated at Kennebec County Probate Court, Docket No. 2008-0355.

Witness my hand and seal this 14<sup>th</sup> day of October 2008.

*Erica Turgeon*  
Witness

*Tobi L. Schneider*  
Tobi L. Schneider  
Personal Representative of the  
Estate of Sylvia S. Lancaster

Received Kennebec SS.  
10/16/2008 8:18AM  
# Pages: 1  
# Witnesses: 2  
RECEIVED NOTARY-HONORARY  
REGISTER OF DEEDS

October , 2008

Personally appeared the above named **Tobi L. Schneider** and acknowledged the foregoing instrument to be her free act and deed, in her said capacity.

ERICA TURGEON  
NOTARY PUBLIC  
State of Maine  
My Commission Expires  
May 26, 2012

Before me,

*Erica Turgeon*  
Notary Public, State of Maine